

ORDINANCE NO. 783

AMENDING THE CODE OF THE CITY OF LODI BY  
ADDING THERETO SECTION 27-9B ESTABLISHING  
THE P-D ~~PLANNED~~ DEVELOPMENT DISTRICT

The City Council of the City of Lodi does ordain as follows:

Section 1. Paragraph (a) of Section 27-4 of the Code of the City of Lodi is hereby amended by adding the following to the list of districts: P-D Planned Development District.

Section 2. There is hereby added to Chapter 27 of the Code of the City of Lodi the following section:

Sec. 27-9B P-D PLANNED DEVELOPMENT DISTRICT

(a) Purpose. The Planned Development District is designed to accommodate various types of development such as neighborhood and community shopping centers, grouped professional and administrative office areas, senior citizens' centers, multiple housing developments, commercial service centers, industrial parks or any other use or combination of uses which can be made appropriately a part of a planned development..

(b) Applicability of Regulations. The following specific regulations and the general rules set forth in this section shall apply in all P-D zones except that where conflict in regulations occurs, the regulations specified in this section shall apply.

(c) Uses Permitted. In a P-D zone any and all uses are permitted, provided such use or uses are shown on the Development Plan for the particular P-D zone as approved by the Lodi City Council.

(d) Conditional Uses. In a P-D zone any and all uses with the exception of a single-family residence on an approved building site and buildings accessory thereto which meet all of the requirements of the R-1 Residential District, One Family, shall be permitted after first securing a use permit from the Planning Commission.

(e) Height, Yard and Space Requirements. Maximum height and bulk, and minimum setback, yard and parking and loading requirements shall be established for each P-D zone by the Development Plan as approved by the Lodi City Council.

(f) Area Requirements. No Planned Development zone shall be approved for an area of less than five (5) acres.

(g) Establishment and Development of P-D Zones. P-D zones may be established or removed from the Zoning Map upon the application of a property owner or owners or upon the initiative of the City Council or Planning Commission in accordance with the amendment procedures of Section 27-19 of the Lodi City Code. No P-D zone shall be adopted unless a Development Plan has been approved for such P-D zone. Any development in a P-D zone shall be subject to the requirements of this section and shall be in conformity with the requirements of the Development Plan adopted for such P-D zone.

(h) Development Plan. An application for a P-D zone shall be made to the Planning Commission and shall include and be accompanied by a Development Plan. The P-D zone when adopted shall become part of the Zoning Map of the City of Lodi and the Development Plan for such PD zone shall be adopted by resolution.

(1) Any changes in the Development Plan which involves uses shall be made in accordance with the procedures of Section 27-19 of the Lodi City Code.

(2) Any changes in the Development Plan which do not involve uses shall be reviewed by the Planning Commission and such changes, if approved, shall be made in accordance with the requirements of this section.

(3) The Development Plan shall include:

A. A map showing any street system or lot design proposed within the zone. Any area proposed to be dedicated or reserved for parks, parkways, playgrounds, school sites, public buildings and other such uses must be shown. Compliance with this

requirement shall not be construed to relieve the applicant from compliance with the subdivision regulations or any other applicable regulations of the City of Lodi.

B. If required by the Planning Commission, a map showing the topography of the proposed zone at one-foot intervals must be provided by the applicant.

C. A land-use plan for the proposed zone indicating the areas to be used for various purposes and a land-use map showing existing uses within the zone and uses within five-hundred (500) feet of the proposed zone.

D. A plot plan for each building site or sites in the proposed P-D zone or any other portion thereof as required by the Planning Commission. A plot plan shall show the approximate location of all proposed buildings, indicate maximum and minimum distances between buildings and between buildings and property or building site lines.

E. Any or all of the following plans and diagrams may also be required to be included on the plot plan or appended thereto.

- (i) Off-street parking and loading plan.
- (ii) A circulation diagram indicating the proposed movement of vehicles, goods, and pedestrians within the P-D zone and to and from adjacent public thoroughfares.
- (iii) Landscaping and planting plan.

F. Elevations and/or perspective drawings of all proposed structures, except single-family residences and their accessory buildings. Such drawings need not be the result of final architectural decisions and need not be in detail. The purpose of such drawings is to indicate within stated limits the height of proposed buildings and the general appearance of the proposed structures to the end that the entire development will have architectural unity and be in harmony with the surrounding developments.

G. If required, engineering data indicating the location and type of domestic water, sanitary sewers, and storm drainage facilities shall be provided by the applicant for a P-D zone.

(i) Development Schedule.

(1) An application for a P-D zone shall be accompanied by a development schedule indicating to the best of the applicant's knowledge the approximate date when construction of the project can be expected to begin, the anticipated rate of development and the completion date. The development schedule, if approved by the City Council, shall become a part of the Development Plan and shall be adhered to by the owner or owners of the property in the P-D zone and his successors in interest. The City may require posting of a performance bond by the applicant to insure construction in accordance with the Development Plan and within the development schedule.

(2) From time to time the Planning Commission shall compare the actual development accomplished in the various P-D zones with the approved development schedules.

(3) If in the opinion of the Planning Commission the owner or owners of property in the various P-D zones are failing or have failed to meet the approved schedule, the Planning Commission may initiate proceedings to remove the P-D zone from the zoning map or may initiate the amendment or revocation of the approval of the Development Plan. Upon the recommendation of the Planning Commission and for good cause shown by the property owner, the City Council may extend the limits imposed by the development schedule.

(j) Designation of P-D Zone on Zoning Map. Each P-D zone shall be numbered, the first adopted being shown on the Zoning Map as P-D (1) and each zone subsequently adopted being numbered successively.

Section 3. This ordinance shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect thirty days from and after its passage.

Approved this 7th day of April, 1965.

*Beatrice Garibaldi*

*Fred M. Brown*  
FRED M. BROWN, Mayor

Attest: BEATRICE GARIBALDI, City Clerk

State of California,  
County of San Joaquin, ss.

I, Beatrice Garibaldi, City Clerk of the City of Lodi, do hereby certify that Ordinance No. 783 was introduced at a regular meeting of the City Council of the City of Lodi held March 17, 1965, and was thereafter passed, adopted and ordered to print at a regular meeting held April 7, 1965, by the following vote:

AYES: Councilmen - CULBERTSON, DOW, KIRSTEN, WALTON  
and BROWN  
NOES: Councilmen - None  
ABSENT: Councilmen - None

I further certify that Ordinance No. 783 was approved and signed by the Mayor on the date of its passage and has been published pursuant to law.

*Beatrice Garibaldi*  
City Clerk